

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 PER THE 10-6-13 COMPREHENSIVE ZONING PLAN. THE DEVELOPMENT OF THIS PROJECT PROPOSES AN AGE RESTRICTED COMMUNITY VIA A CONDITIONAL USE PER SECTION 131.0.N.1 OF THE ZONING REGULATIONS. THEREFORE, THE BULK REGULATIONS USED FOR THIS CONCEPT IS BASED ON THE AGE RESTRICTED REQUIREMENTS.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. EXISTING TOPOGRAPHY IS TAKEN ON A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED MARCH 2021 AND HOWARD COUNTY 2011 GIS AND ARE 2' INTERVALS.
4. FOREST CONSERVATION OBLIGATIONS FOR THIS SITE WILL BE APPROXIMATELY 1.50 ACRES OF AFFORESTATION TO BE PROVIDED ONSITE.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
6. PROPOSED DRIVEWAYS ARE TO BE A MINIMUM OF 18' WIDE CONSTRUCTED WITH ASPHALT OR CONCRETE. PROPOSED ACCESS DRIVE TO BE 22' WIDE AND PAVED WITH ASPHALT OR CONCRETE.
7. EXISTING SURROUNDING DRIVEWAYS ARE PAVED AS ASPHALT OR CONCRETE.
8. THIS PLAN IS SUBJECT TO SECTION 128 AND 131.0 OF THE HOWARD COUNTY ZONING REGULATIONS FOR BULK REGULATIONS.
9. STORM WATER MANAGEMENT ANTICIPATED FOR THE PROPOSED IMPERVIOUS AREA WILL BE BY DRYWELLS AND MICRO-BIORETENTION FACILITIES.
10. THE EXISTING HOUSE LOCATED ON THE PROPERTY (LOT 1) IS TO BE REMOVED.
11. THIS SITE MAY BE SUBJECT TO AN ALTERNATIVE COMPLIANCE FOR REMOVAL OF A SPECIMEN TREE AND A VARIANCE TO ALLOW FOR THE PROPOSED PATHWAY IN A USE SETBACK. NO OTHER WAIVERS OR VARIANCES ARE ANTICIPATED BUT MAY BE REQUIRED AS THE PROJECT PLAN PROGRESSES THROUGH THE HOWARD COUNTY PROJECT REVIEW PROCESS.
12. AS PART OF THE CONDITIONAL USE PROCESS THE CONDITIONAL USE PLAN AND ARCHITECTURAL DESIGN OF THE BUILDINGS SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE WITH TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE. PRIOR TO THE SUBMISSION OF THE CONDITIONAL USE PETITION TO THE DEPARTMENT OF PLANNING AND ZONING, THE PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW COMPLIANCE WITH THIS CRITERION.
13. REFUSE COLLECTION WILL BE PUBLIC CURB SIDE PICK-UP ALONG SWIMMER ROW WAY AND PRIVATE FOR THE UNITS WITH THE CUL-DE-SAC AND ALONG SOUTH TROTTER ROAD SERVICE DRIVEWAY.
14. THE PROPOSED COMMUNITY IS LOCATED SOUTHEAST OF THE INTERSECTION OF SOUTH TROTTER ROAD AND SWIMMER ROW WAY.
15. THE PROPOSED UNITS WILL NOT EXCEED THE BULK REGULATIONS FOR MAXIMUM HEIGHT OF 34'.
16. THIS COMMUNITY IS TO BE DESIGNED UTILIZING A CONDOMINIUM REGIME.

DAP MOTIONS FOR RECOMMENDATIONS

RE: SCOTT PROPERTY (SOUTH TROTTER ROAD)

1. The units along South Trotter Road be reduced and more reflect the condition of the community on the other side of Trotter Road.

We have created a private access road for the homes that are facing South Trotter Road. Between this private access road and South Trotter Road, there will be Open Space that will be utilized for both storm water management and plantings / screening. These plantings, in conjunction with a change in grade will help create a buffer and a reduced sightline impact for the neighbors across the street from South Trotter Road. Additionally, there are now only two (2) access points coming off of South Trotter Road vs. the original proposal which had nine (9).

We would like to make note that the setbacks shown throughout this community as proposed are in line with what is seen in surrounding communities. The River Hill Community directly to the North has setbacks between the homes that are 15'. The Trotter Run Community directly to the East has setbacks between the homes that are 20'. This proposed subdivision has setbacks between homes of 15' - 20'.

- 2. That the pathway system be enhanced to create a full loop both north and south so the residents and community can enjoy the stream.**

We have connected a loop that runs North / South off of Swimmer Row Way that also joins the Private Drive, giving direct access to the Proposed Community Building. Additionally, we've proposed sidewalk along the entire road frontage @ South Trotter Road and to Pointers Run ES that will drastically improve the safety concerns for the school children. We've reduced the access points off of South Trotter Road from 9 down to 2.

3. The private street off Swimmer Row Way have less units, more separation between units and have a cul-de-sac at the end.

We've addressed Ms. Stone's comments regarding orienting homes facing Swimmer Row Way and reducing the number of homes accessing the Private Drive from 16 down to 11. By doing so, we've been able to increase the distance between homes. We have also incorporated a cul-de-sac at the end of the Private Drive.

4. The applicant lobby the zoning commission to not require a community building that is proposed on the site, but instead connect the school and encourage that connection.

We have relocated the community building to a more centrally located site in the middle of the private cul de sac and would suggest, with the support of DAP / and DPZ an open-air pavilion style community center which would be much more compatible with the community.

SITE TABULATIONS

PRESENT ZONING: R-20
PRESENT COMMUNITY: CLARKSVILLE
LOCATION: TAX MAP 35 - GRID 20 - PARCEL 338
APPLICABLE DPZ FILE REFERENCES: F-76-064
DEED REFERENCES: TBD
PROPOSED USE OF SITE: AGE RESTRICTED COMMUNITY-SINGLE FAMILY DETACHED VILLAS
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

1) TOTAL PROJECT AREA.....	9.75 AC ±
2) AREA OF 100-YR. FLOODPLAIN.....	1.29 AC ±
3) AREA OF STEEP SLOPES.....	NA
4) AREA OF EXISTING FOREST.....	NA
5) AREA OF ERODIBLE SOILS.....	NA
6) AREA OF WETLANDS (NOT INCLUDING POND).....	0.05 AC ±
7) AREA OF STREAM BUFFER.....	1.29 AC ±
8) NET AREA.....	TBD
9) DENSITY ALLOWED PER SECTION 131.0.....	35 (4.0/NET AC)
10) UNITS PROVIDED.....	125 (72/AC)
11) APPROXIMATE LIMIT OF DISTURBANCE.....	9.24 AC ±
12) PRESENT ZONING DESIGNATION.....	R-20
13) PROPOSED USES FOR THE SITE & STRUCTURES.....	25 AGE RESTRICTED VILAS AND COMMUNITY BUILDING-RESIDENTIAL SFD VILAS(CONDITIONAL USE)
14) APPROXIMATE FLOOR AREA OF A UNIT.....	2,800 SF ±
15) VILLA UNITS PARKING SPACES REQUIRED.....	5 (2.3/UNIT)
16) VILLA UNIT PARKING SPACES PROVIDED.....	100 (4/UNIT-2 IN GARAGE 2 IN DRIVEWAY)
17) COMMUNITY BUILDING AREA REQUIRED.....	500 SF (20 SF PER UNIT)
18) COMMUNITY BUILDING AREA PROVIDED.....	500 SF (20'X25')
19) COMMUNITY BUILDING PARKING SPACES REQUIRED.....	5 (101,000 SF)
20) COMMUNITY BUILDING PARKING SPACES PROVIDED.....	7 SPACES
21) TOTAL IMPERVIOUS AREA.....	3.41 AC(28%)
22) OPEN SPACE REQUIRED.....	3.41 AC(28%)
23) OPEN SPACE PROVIDED.....	3.7 AC(35%)

5. The applicant take a closer look at the internal green space area, particularly where the stream is shown to determine if a stream is feasible on the site.

We have hired a well-respected environmental engineer firm (BayLand Consultants & Designers) who studied and researched the site to determine what would be appropriate for this stream restoration moving forward. We would have to defer to them with regards to the flow rate and drainage area, etc. however, I think a lot of these concerns will be answered as soon as the pond is removed and we know exactly what we have with regards to natural springs and what is feeding the pond. The hydrology and hydraulics of this development will be thoroughly reviewed and approved at the SDP stage by Howard County meeting their requirements.

- 6. The applicant investigate a more organic street network.**

We've created a more organic private drive that leads to a cul de sac. Additionally, we have created a private access, which will serve as a buffer with screening/landscaping between the Homes and South Trotter Road.

- 7. The applicant respond to the DAP comments and have a second review with the panel.**


Confirmed – will reschedule a formal second hearing after receiving feedback from the DPZ and the DAP Panel

In summary, we feel we've addressed all of DAP's Motions and want to touch on a few of the comments brought up during our first review.

During our Community Meeting, a major concern of the neighboring communities was the traffic impact that this proposed community would have on the area. We had a preliminary traffic analysis completed for the proposed community and it returned some very helpful insights. A typical R-20 subdivision with 19 SFD's would generate 65% more AM peak hour trips and 100% more PM peak hour trips than the currently proposed 25 SFD Age Restricted. If going back to the R-20 zoning with 19 SFD's, we would be ignoring the voice of the Community with major concerns about traffic and school impact.

R-20 zoning permits 2 homes per acre, while age restricted permits 4 homes per net acre; we are requesting 2.6 homes per acre to make the Community economically feasible for the developer while reducing the traffic impact by 65% as compared to non-age restricted SFD dwellings.

Our open space is similar to, if not more than, that of surrounding communities. The Side Yard Setbacks, or the space between homes mirrors what is seen in surrounding communities. One last important note is that with this age-restricted proposal, we are reducing the impact on the schools by 35-40 students.

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<p>OWNER/PETITIONER:</p> <p>SOUTH TROTTER LLC JUSTIN BOY, MANAGER 9693 GERWIG LANE, SUITE L COLUMBIA, MD 21046 410-792-2565</p>		<p>SCOTT PROPERTY</p> <p>LOTS 1 & 2</p> <p>PLAT NO. 3469</p> <p>6479 & 6485 SOUTH TROTTER ROAD</p>	
		<p>TAX MAP: 35 GRID: 20 PARCEL: 338 ZONED: R-20 ELECTION DISTRICT NO. 5th HOWARD COUNTY, MARYLAND</p>	
		<p>REVISED</p> <p>DAP EXHIBIT</p>	
		DATE: OCTOBER 2021	BEI PROJECT NO. 3056
DESIGN: JCO	DRAFT: JCO	SCALE: 1"=50"	SHEET 1 OF 1



SCOTT PROPERTY
HARDSCAPE + LANDSCAPE PRECEDENTS



TRAIL NETWORK + RESTORED STREAM



AMENITY AREAS



NEIGHBORHOOD IDENTITY + STREETSCAPE

SCOTT PROPERTY
CONCEPT PLAN

SOUTH TROTTER, LLC.
OWNER

BENCHMARK

ENGINEERS & LAND SURVEYORS & PLANNERS

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Sheet Notes:
1. Proposed plant counts are subject to change pending development of final planting plan. Minimum planting requirements, as outlined below, will be achieved at a minimum. However, it is the design intent to provide additional plantings throughout the project site.
2. Plant calculations outlined in Schedule A & C below do not incorporate site afforestation requirements. Refer to Afforestation Plant List at bottom left of sheet for additional afforestation plantings provided on site.



SCHEDULE C	
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
INTERNAL LANDSCAPE	
NUMBER OF DWELLING UNITS	25
NUMBER OF TREES REQUIRED (1/3 UNITS)	8
NUMBER OF TREES PROVIDED	72
PERIMETER P-3 STREET TREES	
LINEAR FEET OF STREET FRONTAGE	330
NUMBER OF TREES REQUIRED (1/40LF)	9
NUMBER OF EXISTING ST. TREE TO REMAIN	7
NUMBER OF PROPOSED STREET TREES	2
PERIMETER P-5 STREET TREES	
LINEAR FEET OF STREET FRONTAGE	506
NUMBER OF TREES REQUIRED (1/40LF)	13
NUMBER OF EXISTING ST. TREE TO REMAIN	0
NUMBER OF PROPOSED STREET TREES	13

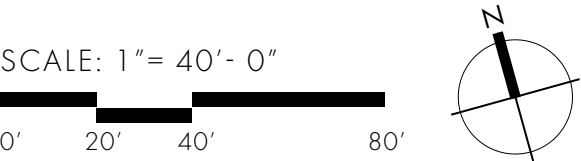
SCHEDULE A					
PERIMETER LANDSCAPE EDGE					
PERIMETER NO.		1	2	3	4
CATEGORY	ADJACENT TO ROADWAY	NO	NO	N/A	YES
	ADJACENT TO PERIMETER PROPERTIES	YES	YES	N/A	NO
PERIMETER TYPE		A	A	N/A	B
LINEAR FEET OF PERIMETER		813	502		100
CREDIT FOR EXISTING VEGETATION:					
NO OR YES (W/LINEAR FEET)		NO	NO		NO
(DESCRIBE BELOW IF NEEDED)					
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING		813	502		100
CREDIT FOR WALL, FENCE, OR BERM:					
NO OR YES (W/LINEAR FEET)		-	-		-
(DESCRIBE BELOW IF NEEDED)		-	-		-
NUMBER OF PLANTS REQUIRED:					
SHADE TREES (1-60) OR (1-50)		13	8		2
EVERGREEN TREES (1-40)		-	-		3
OTHER TREES (2-1 SUBSTITUTE)		-	-		-
SHRUBS		-	-		-
NUMBER OF PLANTS PROVIDED:					
SHADE TREES		16	8		4
EVERGREEN TREES		6	5		5
ORNAMENTAL TREES		3	5		1

Note: See Schedule C for perimeter 3 & 5 street tree requirements.

AFFORESTATION PLANT LIST					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE + CONDITION	COMMENTS
TREES.					
29	CC	Cercis canadensis	Eastern Redbud	1" Cal.	B&B Multi-stem, 3-5 canes
29	CF	Cornus florida	Flowering Dogwood	1" Cal.	B&B Multi-stem, 3-5 canes, do not fall dig
29	LT	Liriodendron tulipifera	Tulip Poplar	1" Cal.	B&B Central leader, full canopy
29	JV	Juniperus virginiana	Eastern Red Cedar	1" Cal.	B&B Central leader, full canopy
29	PO	Platanus occidentalis	American Sycamore	1" Cal.	B&B Central leader, full canopy
29	PS	Prunus serotina	Black Cherry	1" Cal.	B&B Central leader, full canopy
29	QA	Quercus alba	White Oak	1" Cal.	B&B Central leader, full canopy, do not fall dig
29	QP	Quercus palustris	Pin Oak	1" Cal.	B&B Central leader, full canopy, do not fall dig
29	SA	Sassafras albidum	Sassafras	1" Cal.	B&B Central leader, full canopy
260					TOTAL
Afforestation Notes:					
1. Project requires 1.3 acres of afforestation, the equivalent of (260) 1" Cal. Trees. Afforestation plantings to be provided within restored stream bed/forest conservation zone only, as shown on plan.					
2. Pin Oaks and Sycamore trees to be planted adjacent to restored stream channel. Remaining species to be planted within outer edge of planting zone.					

PERIMETER + INTERNAL SITE PLANT LIST					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE + CONDITION	COMMENTS
SHADE TREES.					
16	AS	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" Cal.	B&B Central leader, full canopy
5	BN	Betula nigra 'Cully'	Heritage River Birch	2.5" Cal.	B&B Multi-stem, 3-5 canes
6	CP	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B Central leader, full canopy
8	FG	Fagus grandifolia	American Beech	2.5" Cal.	B&B Central leader, full canopy
9	NS	Nyssa sylvatica	Black Gum	2.5" Cal.	B&B Central leader, full canopy
8	PO	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B Central leader, full canopy
16	QA	Quercus alba	White Oak	2.5" Cal.	B&B Central leader, full canopy, do not fall dig
11	QC	Quercus coccinea	Scarlet Oak	2.5" Cal.	B&B Central leader, full canopy, do not fall dig
15	UJ	Ulmus americana 'Jefferson'	Jefferson American Elm	2.5" Cal.	B&B Full canopy, 6' branch height
93					TOTAL
ORNAMENTAL TREES.					
9	AC	Amelanchier canadensis	Serviceberry	8" Ht.	B&B Multi-stem, 3-5 canes
4	CC	Cercis canadensis	Eastern Redbud	8" Ht.	B&B Multi-stem, 3-5 canes
9	CF	Cornus florida	Flowering Dogwood	8" Ht.	B&B Multi-stem, 3-5 canes, do not fall dig
5	HV	Hamamelis virginiana	Common Witchazel	8" Ht.	B&B Multi-stem, 3-5 canes
27					TOTAL
EVERGREEN TREES.					
5	IO	Ilex opaca	American Holly	8" Ht.	B&B Central leader, full to base
4	MV	Magnolia virginiana 'Henry Hicks'	Sweetbay Magnolia	8" Ht.	B&B Central leader, full to base
7	PS	Pinus strobus	Eastern White Pine	8" Ht.	B&B Central leader, full to base
4	PT	Pinus taeda	Loblolly Pine	8" Ht.	B&B Central leader, full to base
20					TOTAL

PERIMETER + INTERNAL SITE PLANT LIST (CONT.)					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE + CONDITION	COMMENTS
SHRUBS.					
239	CH	Clethra alnifolia 'Hummingbird'	Dwarf Summersweet	#5	Cont. 24" spd.
199	CK	Cornus sericea 'Kelsey'	Kelsey Red Twig Dogwood	#5	Cont. 30" spd.
358	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	#7	Cont. 30" ht.
199	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	#5	Cont. 24" spd.
119	IJ	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	#5	Cont. 30" ht.
358	IR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	#5	Cont. 30" ht.
239	IS	Itea virginica 'Little Henry'	Little Henry Sweetspire	#5	Cont. 30" spd.
279	PH	Physocarpus opulifolius 'Amber Jubilee'	Ninebark	#5	Cont. 30" ht.
1,990					TOTAL
ORNAMENTAL GRASSES + SEDGES.					
901	BOU	Bouteloua gracilis	Blue Grama	#1	Cont. 24" O.C.
901	CPE	Carex pensylvanica	Pennsylvania Sedge	#1	Cont. 24" O.C.
901	ESP	Eragrostis spectabilis	Purple Lovegrass	#1	Cont. 24" O.C.
901	PVC	Panicum virgatum 'Cape Breeze'	Cape Breeze Switchgrass	#1	Cont. 24" O.C.
901	PVN	Panicum virgatum 'Northwind'	Northwind Switchgrass	#1	Cont. 24" O.C.
901	SSC	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Litte Bluestem	#1	Cont. 24" O.C.
901	SHE	Sporobolus heterolepis	Prairie Dropseed	#1	Cont. 24" O.C.
6,309					TOTAL
PERENNIALS.					
412	AIN	Asclepias incarnata	Swamp Milkweed	#1	Cont. 18" O.C.
412	ATU	Asclepias tuberosa	Butterfly Weed	#1	Cont. 18" O.C.
412	AHU	Amsonia hubrichtii	Threadleaf Bluestar	#1	Cont. 18" O.C.
412	ASA	Asarum canadense	Wild Ginger	#1	Cont. 18" O.C.
412	AMA	Aster novi-belgii 'Wood's Pink'	Wood's Pink New York Aster	#1	Cont. 18" O.C.
412	BAP	Baptisia 'Carolina Moonlight'	False Indigo	#1	Cont. 18" O.C.
412	DRY	Dryopteris marginalis	Marginal Woodfern	#1	Cont. 18" O.C.
412	ECH	Echinacea purpurea	Purple Coneflower	#1	Cont. 18" O.C.
412	HVI	Heuchera americana 'Dale's Strain'	Coral Bells	#1	Cont. 18" O.C.
412	LSP	Liatris spicata	Blazingstar	#1	Cont. 18" O.C.
412	MER	Mertensia virginica	Virginia Bluebells	#1	Cont. 18" O.C.
412	MFI	Monarda fistulosa	Wild Bergamot	#1	Cont. 18" O.C.
412	NRA	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1	Cont. 18" O.C.
412	PAC	Penstemon digitalis 'Huskers Red'	Beardtongue	#1	Cont. 18" O.C.
412	PHL	Phlox subulata	Moss Phlox	#1	Cont. 18" O.C.
412	RFU	Rudbeckia fulgida var. fulgida	Blackeyed Susan	#1	Cont. 18" O.C.
412	SRU	Solidago rugosa 'Fireworks'	Rough Goldenrod	#1	Cont. 18" O.C.
412	SOS	Symphoricaricum oblongifolium 'October Skies'	October Skies Aster	#1	Cont. 18" O.C.
7,423					TOTAL



SCOTT PROPERTY
NATIVE + ADAPTED PLANT PALETTE

